

**2010-16 Six-Year Capital Plan**  
**High Performance Building Standards –Guidance for Plan Preparation**

Pursuant to KRS 56.770-784 and the recently filed administrative regulations, 200 KAR 6:070 High Performance Building Standards, construction and major renovation projects must adhere to new criteria in the design and construction of such projects.

This new criteria is based on the Leadership in Energy and Environmental Design (LEED) Green Building Rating System for New Construction and Major Renovation 2009 standards, as adopted by the U.S. Green Building Council.

The LEED standard required will vary depending on budgeted project size. For renovation projects where the budget exceeds half the insured value of the building being renovated, such projects are to be considered “major renovation.”

This variable standard is applied as follows:

1. All new construction and major renovation building projects in the amount of \$25 million or more in budget shall be designed, built and submitted for certification to achieve LEED Silver level or higher.
2. All new construction and major renovation building projects between \$5 million and \$25 million in budget shall be designed; built and submitted for certification to achieve LEED Certified level or higher.
3. All new construction and major renovation building projects greater than \$5 million in budget shall additionally achieve a minimum of 7 points for new and for existing buildings under the LEED Energy and Atmosphere Credit 1, Optimize Energy Performance.
4. All new construction and major renovation building projects between \$600,000 and \$5 million in budget shall be designed and built using the LEED Rating System as guidance.

It is anticipated that achieving these standards will require marginal increases in budgeted cost for some projects included in agencies’ 2010-16 Six-Year Capital Plans to be submitted April 15, 2009. Agencies are advised, when drafting their Plans, to apply the following aids to calculation to total costs for those projects that must meet these standards.

- LEED Silver -- an additional 3.8%
- LEED Certified -- an additional 1.9%
- LEED guidance -- no adjustment

For example, a proposed 2010-2012 building construction project whose total cost estimate is \$7,000,000 (including land, design, construction, equipment), then add 1.9%, or \$133,000 to the \$7,000,000. This is because this \$7,000,000 project would require the LEED Certified design and construction level, which is associated with a 1.9% increase in cost estimates.